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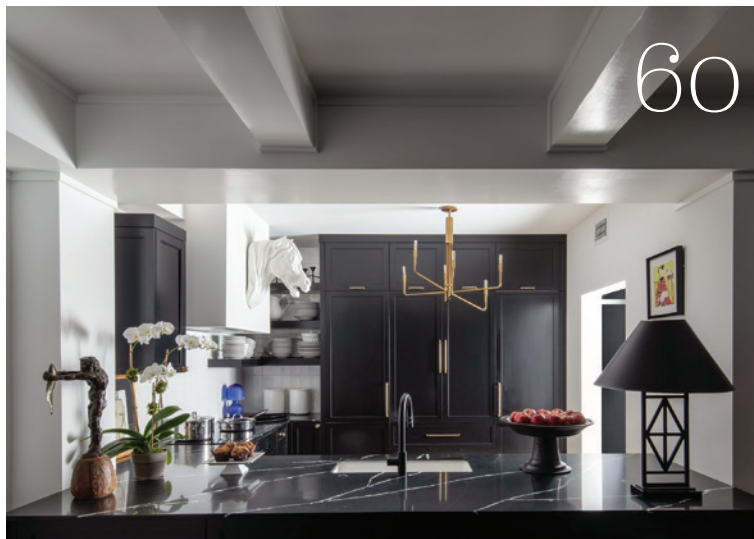


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INTERIOR APPEAL

SPRING | SUMMER 2019

FEATURES

60 LIVING LARGE

Location. Location. Location. Sometimes the perfect setting is just too perfect to let go. Even if it means downsizing considerably and tackling a major renovation.

66 DREAM TEAM

It's one thing to create a home for clients you develop a rapport with, exchange ideas with, and plan and execute with. It's another to design a spec home with wide appeal.

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In this new construction project, mixing opposing elements was a key feature of the design — the indoors with the outdoors and contemporary details with Old World, Tuscan architecture.

78 EASY BREEZY

Described by the interior designers as “Winter Park sophistication meets Key West casual,” this remodel incorporated a blend of styles for a couple relocating here.

84 MARATHON MAKEOVER

Bringing an Isleworth home out of the 1990s, with a warren of small rooms and dark, dated design, was quite the process for the design team and homeowners.

90 WELCOME HOME

For many buyers a townhouse seems the logical choice — space to live, but no yard to maintain. Two different floorplans were brought to life in this model project.

cover: Christina Kairis created a modern, comfortable living room in a townhouse model project. Photography by Stephen Allen. Story on page 90.



UNEEK



CHIBI NOKU



ERIC CUCCIAIONI

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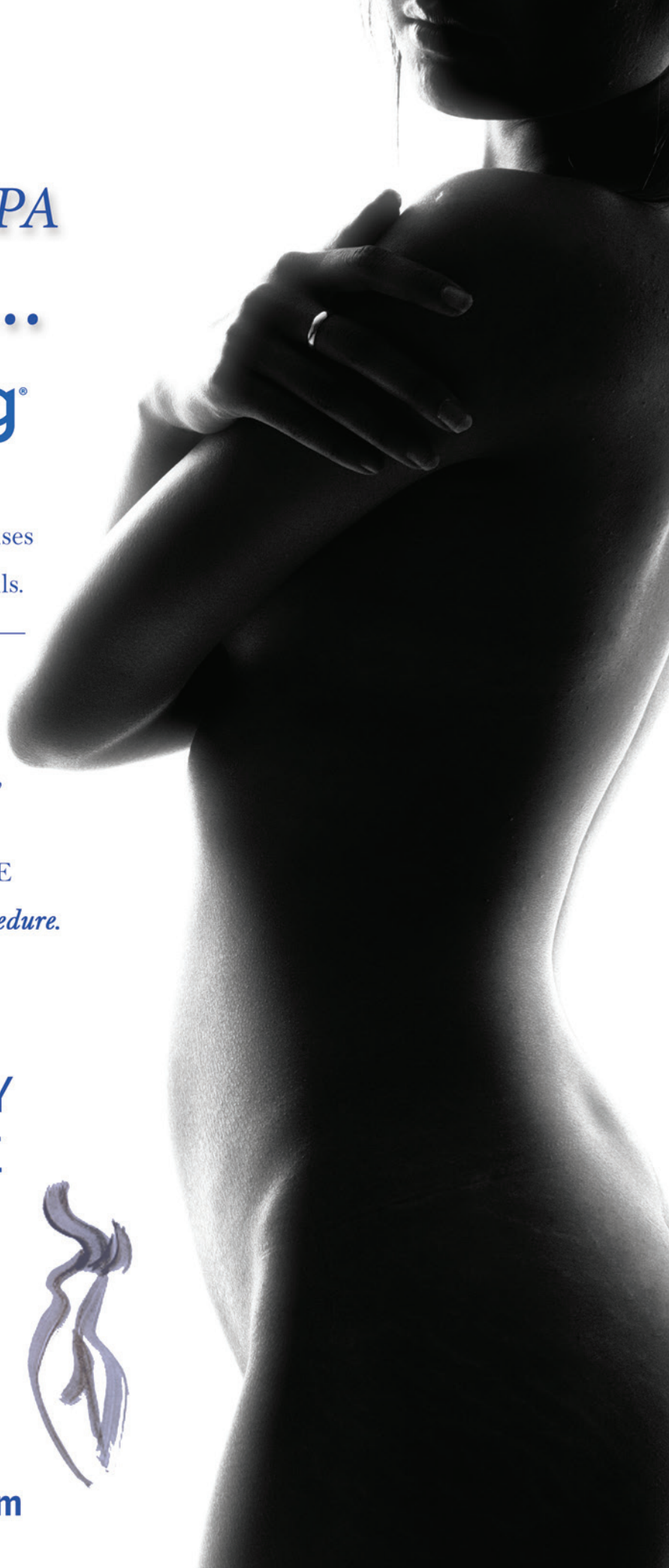
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*i*n the past five years — yes, *Interior Appeal* is celebrating an anniversary with this issue — we have featured dozens of Central Florida residences. They have ranged in style from European traditional to sophisticated contemporary and every-

thing in between. There have been smaller gems that made use of every inch of space to generously apportioned mansions that boasted over-the-top amenities. Homes have been older, newer and every kind of remodel.

The design community here continues to evolve, surprise and delight us. But some of the most interesting projects we have seen are those with a healthy dose of personality, from quirky collections to daring colors, all of which represent the owners well. Yet many owners are afraid of showing too much of themselves — either through Pinterest paralysis or stay-neutral-because-we-might-move thoughts.



what makes a *house* a *home*?

That's where designers can be the most effective and useful. Their job is to create a home just for you. Spaces that make you sing. Rooms that invite you in. And those that are just restful retreats. Often designers will ask questions and probe their clients for clues

into what they would like even if they don't yet know it themselves.

But perhaps the most telling cue is behind closet doors where wardrobes have been selected, collected and curated by the owners. If you think about it, what you wear says a lot — it can reveal your favorite hues, perhaps a penchant for patterns or bohemian bent. Or maybe clean and classic are more suited to your lifestyle.

Whatever your inner personality, feel free to show it in your home. Utilizing a designer can streamline the process and give you confidence in your decisions. At the end of the day, *you* are what makes a house a home.

Christi

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luxe legacy

It may have been 10 years in the making but the new Hermès boutique at the Mall at Millenia — the third in Florida along with locations in Miami and Palm Beach — was designed specifically for Orlando with bright punches of color, nods to the renowned legacy of workmanship, and subtle time-honored detailing inspired by the house's rich history as in the pale-green Faubourg Saint-Honoré mosaic tiles. Shown here is one of the many scarf designs on display in the store.



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FIRST LOOK

luxe legacy

by Christi Ashby

WE WERE ABLE TO TAKE A TOUR WITH HERMÈS OF PARIS PRESIDENT AND CHIEF EXECUTIVE OFFICER ROBERT CHAVEZ AN HOUR BEFORE THE PRIVATE PRE-OPENING EVENT TO DISCUSS THE DESIGN AND LAYOUT OF THE NEW HERMÈS BOUTIQUE AT THE MALL AT MILLENIA.

Starting with the exterior façade, he pointed out the glossy green ceramic tiles in multiple shades framing the display windows and entry that play to Florida's famously bright and natural hues. "It's the only design of its kind in the world. All of our stores are different. We don't have any kind of cookie-cutter style. It's all unique to each location," he explains.



For the design of the store, the team definitely kept in mind Orlando's resident and visitor populations. "We know there are more than 60 million visitors to Orlando each year. You will see different categories designed for first-time purchasers — especially in the front," he adds.

Just inside the front doors are the silk and fragrance departments. Above the merchandise displays, digital "scarves"

provide changing pieces of artwork. "There are about eight to 10 new scarf designs per season — 18 to 20 a year. If you go back to 1837 that means there are literally thousands," he says of the iconic product.

Sometimes a previous design will be reintroduced in an updated mode — such as colors. Known for their brilliant and intricate patterns, Robert says, "There is a color kitchen and 75,000 different colors in the recipe book. Artisans are constantly joining us."

"The thing I love about Hermès and particularly for this market is the color. We have a lot of icons in our repertoire and I like to say color is an icon in and of itself. It's really very special. And when you come to a market like Orlando you can see the difference. Every manager buys for their own store. We don't buy and then distribute by a computer sheet using percentages," he adds.

As we made our way through each carefully curated area, Robert noted interesting items such as a hand-embellished scarf and enameled bracelets. We continued



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Firelei Báez, *Collector of shouts* (April 21), 2016. Courtesy of the artist, Gallery Wendi Norris, San Francisco, and Kavi Gupta, Chicago.

FIRST LOOK



toward the center of the boutique. “We decided to expand the space for the shoe department because we think it’s going to be very big. We combined men’s and women’s together for the first time. Again, you notice all the color,” he says.

In the very middle of the boutique is the tableware, equestrian and handbag departments. And in the rear are the men’s and women’s ready-to-wear and jewelry. All departments are included in each location, but the size may vary. I was surprised at the equestrian display, yet Robert explained that custom saddles are available and it was important to include.

The entire store has a warm glow with beige walls, beautiful terrazzo floors highlighted with mother-of-pearl inserts and green glass fragments, and sandblasted cherrywood walls in the jewelry alcove

with a comfortable high-top table and seating. The subtle décor lets the merchandise shine and the guests feel welcome.

With so much history and so many iconic items, we had to ask Robert’s favorite item. He quickly answered, showing me the elegant lining in his suit jacket. “Made to measure where you can customize any garment. It makes it more than just a suit.

All the details are spectacular,” he says.

As for the overall experience, he shares: “I would say we are very welcoming to everyone. The staff — many are new, but some are very seasoned — is wonderful. We just love to tell people stories. It gives them a connection and makes them want to come back. A scarf story may resonate and that becomes their first purchase.”



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WHAT'S NEW FOR KITCHEN & BATH

The Kitchen & Bath Industry Show (KBIS), North America's largest trade show dedicated to all aspects of kitchen and bath design, is filled with the freshest designs from over 600 leading brands. Held in February, here's a peek at what Ann Sacks, Kallista and Robern had to reveal.



PAS DECO TILE

ANN SACKS

The *Crackle Collection* from Kohler WasteLAB uses unfired pottery cull as its medium in this innovative tile series that transforms waste into beautiful, functional products (back wall). *Scala* is a softly honed marble with veining in green, gray, sapphire blue and black (countertop).

Itai Bar-On *Pas Deco*, a collaboration with product designer, Israel-based Itai Bar-On, is a cement tile that features a horizontal outward flare that is then backlit by LED lights creating a dramatic play off shadow and light.

A new pattern, *Obelisque*, and new lilac color, joins Kelly Wearstler's *Liaison* mosaic collection that currently features 19 unique marble designs and will be introducing four additional patterns this spring.

Terrazzo *Renata*, originally introduced in 2018, is now available in two new colors — *Aubergine*, a rich cabernet field broken by softly rounded black and white stones, and *Brulée*, an understated tone-on-tone neutral. The tiles contain 28 percent pre-consumer recycled content and are LEED v4 certified.



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TRADE SECRETS

KALLISTA

The Myam vessel sink is a sculptural elliptical form that marries white bronze or traditional bronze interiors with sophisticated exterior finishes of matte black or matte white.

The under-counter Baciflore collection of Apron Front Sinks by Mick De Giulio now include a 24-inch and 30-inch apron front butler/entertainment sink and a 36-inch apron front kitchen sink. These new designs are crafted from 16-gauge stainless steel, hand-hammered in a botanical design, then hand-polished and sealed.



MYAM
VESSEL SINK



BACIFLORE UNDER-
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ROBERN

Two new designs — Chamfer and Slim — expand the Robern Vitality Sculpt Lighted Mirror Collection and will debut in May. The mirrors provide even task lighting, high color rendering index and lumen output to ensure realistic, natural light and unaltered reflective qualities.



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The Rebirth of the Renaissance

The Renaissance at Lake Ivanhoe, which was built in 1990, is gaining new life as many are looking for the convenience of condo living. Many of the units are being updated by individual owners and Grant Gribble, FASID IIDA, recently redecorated the lobby to help bring this historical building into a new era. He shares his personal connections to this project.

Photos by Matuzak Photography

I have always had an attachment to the Renaissance at Lake Ivanhoe since its early beginnings — even before it broke ground. Back in the late 1980s, I was teaching drafting (pre-CAD), part time, for the Interior Design Department at Seminole Community College (now Seminole State College) and one of my students was married to one of

the original developers. I was working with my mother, Alice Gribble, and we were doing the preliminary design of one of the penthouse units. Back in those days, they had a sales model of the building set up at the top floor of what was then the Radisson hotel. From there, Mom and I decorated a suite in the early 1990s, when the building was featured as the Orlando

Opera Guild's Designer Showhouse.

Fast forward 20 years and it seemed that slowly many of my long-time residential clients were starting to rediscover this quiet jewel of a property. About once a year I would get a call that one of them had decided to sell their home (and the maintenance) for something “simpler” and secure — where they could lock the

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door, go on a trip or to a second home for months at a time and know that things would be as they were once they arrived home. Well, I guess they might have had a surprise this last time when the Grand Lobby was redecorated. Every time I would visit a client (as the lobby furnishings and décor grew a little more tired), I would ask: “You know I would love the opportunity to work on the lobby when the owners are ready to tackle such a project. You’ll need a licensed interior designer to work on a space like this and I happen to be one (hint, hint).” And finally, it happened!

It’s a landmark property — probably the first in the Orlando area. And still one of the most impressive spaces. The Italianate architecture was especially noteworthy. It would have been a sin to undo the good



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that had already been done. It just needed a little cosmetic help. So, I came in with my design associate Glenda Cortes and we came up with a plan and presentation to keep all of the architectural details that were key to defining the space and then created a sophisticated palette of rose beige tones to accent the existing marble flooring. Panels of damask wallcoverings were added and art panels with scenic murals were incorporated within those panels (and homage to scenic wallpapers by Gracie or Zuber). Painted moldings in tonally deeper shades as highlights (rather than your traditional “whites”) really bring back the grandeur of the space. We have updated the furnishings from being more of an Old World Italian to a metropolitan vibe that has traditional lines that are clean and tailored, allowing



the interior architecture to remain intact.

Upholstery fabrics in seafoam to reflect the colors of the Mediterranean Sea were married with cocoa and chocolate brown, Ghirardelli perhaps. Woods are deep, rich mahogany, and brass accents (burnished, not polished) make a return. The furnishings blend both gold and silver leaf finishes. And classic details like the Greek key motifs provide a common thread.

The challenge was to specify products required when used in commercial spaces, while maintaining a higher end, more residential feel. The space is actually just one large living room for all that reside there. Now that the lobby is complete, future projects include the common hallways, conference room and card room, so there are still more great things to come.

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THE MALL AT MILLENIA



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HOSPITALITY HAVEN ON THE HORIZON

THERE HAS BEEN A SPATE OF BUILDING ACTIVITY JUST SOUTH OF DOWNTOWN with new construction and renovations making way for more living, shopping and dining. The boutique property trend in Orlando is also continuing with the much-anticipated opening of the Delaney Hotel and Delaney Tavern on Orange Avenue in SODO. Scheduled to open in May, we were invited for a sneak peek at the massive renovation that turned an office building and ground-floor restaurant (Doc's previously occupied the space) into a spot for both business and leisure guests.


Greg Allowe, the resident president, showed us details for the interiors and



exteriors as well as the unusual layout of large rooms that took advantage of odd configurations and structural necessities to create a variety of interesting spaces —

much like the conversion of the former OUC headquarters into the Aloft hotel downtown. Among the amenities, each room features a walk-in shower, work






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hot SPOTS

space with desk and Julius Meinl gourmet coffee maker.

They also include the latest in technology — in-room tablets for summoning anything from room to concierge service, mobile keys, room automation, bathroom mirrors with integrated clocks, 55" smart TVs and super-fast complimentary WiFi.

The idea was to make it comfortable with warm finishes and furnishings. There is no carpet on the floor — instead it's a luxury vinyl with custom rugs under the bed. In particular, rooms were designed with a home-away-from-home feel for those who may be staying because of hospital treatments or a family member's illness

— Orlando Regional Medical Center is across the street.

Initially the hotel will have 54 rooms with plans to add additional floors with a seamless transition — private elevator —



to the office building next door. The hotel also has a business center and fitness center.

The restaurant space, designed to be very welcoming, retains the wall of windows open to the street with a long bar and adjacent booths. Greg explains that the concept is very neighborhood-centric even referring to it as an upscale Cheers. After the bar area is the dining room followed by an area for private events for up to 100. The fare will be New American — so expect some updated comfort food in shareable portions.

The obvious appeal of a boutique-style atmosphere is the originality and personality that add interest, inviting curiosity and conversations. For more information visit staydh.com.



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As locally-based, award-winning design firm Beasley & Henley Interior Design celebrates its 25th anniversary, principals, husband and wife duo and unlikely entrepreneurs Troy Beasley and Stephanie Henley reflect on their partnership and diverse roles. He oversees design while she leads operations, including marketing and finance.

Recently we sat in their offices for an interesting chat.

INTERIOR APPEAL: 25 years is quite an accomplishment. How did you get started?

STEPHANIE HENLEY: We both come from entrepreneurial families and both swore at different points in our lives — even before we met — that we would never do that.

TROY BEASLEY: But we also swore, while we were dating and at dinner one night, that we were not only not going to own our own business, but we were never going to work with our spouse.

SH: We saw how hard it was on our families and I hated it. But after working in finance and marketing and Troy working in design for Picerne Development, we thought it was perfect. We thought, “why don’t we do this?” So, we did. We started working with Picerne. They were a big part of our start — you always need people to help you. And many people did. We have worked in multi-family, models and custom residential.

IA: Is it difficult to separate your business and personal lives?

SH: It doesn’t shut off. This whole thing about balance is a myth.

TB: There is no defining line between the two.

SH: Sometimes other things take priority, but the business is always there. But we do very different things here. We try to stay out of each other’s roles.



TB: We really balance each other out appropriately.

IA: You have really experienced a lot of growth over the years, beyond locally to nationally and internationally. Tell us about the journey.

TB: We have done a few things around the world. It’s funny how you get pulled in different directions. You meet a client that has a house in a different state or across the planet and somebody else sees your work. We did some work in China a few years ago and someone may ask how we got there. But there was someone who was a professor here that knew a developer there. And he asked him to find some people for a project. You just get pulled. We

can go a lot of places it might not be easy for a builder to go. But we can do design anywhere.

SH: So, we started with two — actually one and a half. Troy was full time here and I was working as a financial analyst at Darden while doing this at night. And now we are up to 20 people. Depending on who you ask, that’s big or it’s small for a design firm. But for us it feels appropriate. We have a great team and have been blessed through the years.

IA: With projects all over, you have still kept Central Florida your base. Will that continue?

TB: I think a lot of it had to do with the fact that I was born and raised here in Orlando. My family is here and has been here. Stephanie’s family is not. But we bought a house here, bought a building, and the next thing you know you are entrenched. It’s difficult to think about moving your family and business somewhere else. A lot of our private client work is outside the area. A lot of our commercial work is out of town — we probably have as much commercial work as residential now.

SH: We have things here now, but two years ago we didn’t even have any projects in Orlando. We do have a lot of things in Naples and have an office there as well.

IA: Troy, was design always something you wanted to do?



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TB: It's a funny story. My father has his own company and I started working there very early on. I enjoyed spending time with my dad. I originally went to school to study music and after a year I realized it was more than I bargained for. It wasn't really my passion. So, I came home and went back to work with my dad for four or five years. One day he offered to hand the company over to me at some point. That kind of freaked me out because I didn't really want to do it as a career. I drove down the highway one day and saw a sign to 'enroll now' for interior design school and signed up. I left that school and ended up finishing at Seminole State. I worked full time and went to classes in the evenings. Three years after I graduated, we started the business.

IA: You have seen a lot over the years. Are there any trends you have been glad to see go?

TB: I think it's the heavily overdone Mediterranean. A lot of times it just wasn't done well. I still love Mediterranean, and as a genre it's gotten cleaner.

SH: And that trend wasn't just here. It was all over the country. It's one thing to follow trends but it's nice to have some personality. I am afraid there might be a backlash to the all-white modern trend.

IA: Are these trends industry or consumer driven?

TB: They buy what they see and if there is a trend rolling, they just kind of roll with it. What we found in the market is not everybody takes advantage of what an interior designer or an interior design firm can do — which is really to give them a unique home that's their own based on getting to know them and their personal-

ity. We can design anything. But often designers are put in a box based on one certain style. There are a lot of different looks, often based on the particular market. We start out by getting into our clients' comfort zone and then pushing them a little. Once you get somebody's confidence, they will allow you to create their own look. Color palettes change too so you need to be able to adjust.

IA: Do you think social media like Pinterest and Houzz have made it harder for clients to make decisions?

SH & TB (simultaneously): I think it helps.

SH: The more educated people are the better. Some designers think it's too much, but it makes for a better project. It makes the client happier in the end because they know what to expect.

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TB: The other thing it does is give value. When we get a residential client, we give them a written questionnaire and we will also ask them for a visual idea book. I always refer them to Houzz and Pinterest or magazines to pull from. I want to see what they like and don't like. Sometimes it's like pulling teeth to get that because they are afraid to commit or afraid to express. Yet, they will go to a store, buy their own wardrobe and express themselves that way. Their written expression is 9 times out of 10 different than their visual. You need to get a little bit of that conflict. It's like if someone asks me if I do contemporary. It depends on what that term means to them — it means something different to everybody. Is it white-on-white-on-white or polished and shiny — or is it just a little clean-lined furniture?



IA: And transitional has become kind of a catch-all.

SH: Essentially everything is transitional. It's gone from traditional to Mediterranean and beyond.

IA: And the traditional moniker seems to be what everyone is steering away from.

TB: I think you have to call it classic or classical. Saying something has a classic appeal to it means that it's timeless and



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appealing. It can be a classic approach with modern elements.

SH: We have seen a big change in the club-houses and community spaces we are designing. They are so much more sophisticated than they used to be. Tenants want so much more, and developers are willing to pay for it. They want to be cutting edge and use the latest, greatest. We love it because it's fun.

IA: And how short has the cycle for renovating and redecorating gotten?

TB: As long as the economy is strong then it will continue because people get bored and because of all the things they see online now. The good thing about these sites is you're exposed to more, whereas you used to have to travel to see new things.

IA: What are some of the best things about today's designs?

TB: All the different products that can be used. All the different styles that you see. And the way everything is being mixed. It's eclectic — transitional — you can bend it more. And even if it's a purely traditional — or a very specific style — you don't have to be keep everything within that.

SH: Don't get stuck on a name. There is such a mix now. It can be fun.

TB: There is an art to it. And you have to be able to allow that art to show. If you try to be too specific it can be stale. Allow it to grow and happen and develop. It just gets better. The nice thing about what's going on in the market now is people are allowing us to do that. Every client wants to come home and feel good.

IA: There seems to be a lot of crossover between residential and commercial design.

TB: Commercial elements are being incorporated into homes, and residential details are in commercial spaces. It makes you feel comfortable going between the two — from home to a restaurant.

SH: We are fortunate that we have our fingers in all those pots so we can pull information back and forth.

As for the ongoing debate about open floorplans versus designated spaces they both agree it depends on what phase you are in your life and how you use your home.

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Elegant & EDGY

by Rosemary Antonelli



Photography by Mick Hales | Contractor: JDH Construction, Merritt Island

“I like things that are going to last,” says up-and-coming, highly artistic, but down-to-earth interior designer Nathan Vanags, NCIDQ, IIDA. “My aesthetic is modern and streamlined with a touch of drama. The result is elegant but edgy design.”

This aesthetic was wonderfully adapted to his renovation of a beach condo in New Smyrna Beach. The design creatively incorporates repurposed woods in almost every room of the duplex dwelling. In the powder room, for example, Nathan created a backsplash of tile made from recycled

teak wood with custom inlays. A chunk of petrified wood was used for the black sink, and black concrete tile covers the floor. The small room is a stunningly dark take on a beachy look.

Millwork made from existing wall paneling in the home was used on a new built-in entertainment center. In the kitchen, a large twisting piece of driftwood resembling a tree trunk hovers over the table. “This was a favorite addition made for the homeowner,” Nathan says, who worked with craftsmen and painters from homeowner Matt Brown’s construction firm, Nassal Co., which builds theme



parks and attractions. Original artwork in the condo is from AXIOM Fine Art Consulting in Winter Park.

Other interesting uses of repurposed wood include a textured wall covering in the second bedroom that is made from



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repurposed RENOVATION



very old pecky cypress wood that was refinished. In the entryway, existing wall paneling was tied in with new cabinets. Outside, a new retention wall was created using concrete designed to resemble wood. “The inspiration for the master bathroom was portholes on a cruise ship,” Nathan adds. The renovation project also added a loft space which increased the square footage of the condo from 1,380 square feet to 1,800 square feet.

Nathan has worked in interior design since 2009. He formerly was on the design staff at a HermanMiller certified dealer and he designed showrooms throughout Florida. In October 2014 he opened his studio, Nathan Vanags Design, located in the trendy Thornton Park neighborhood of Orlando.





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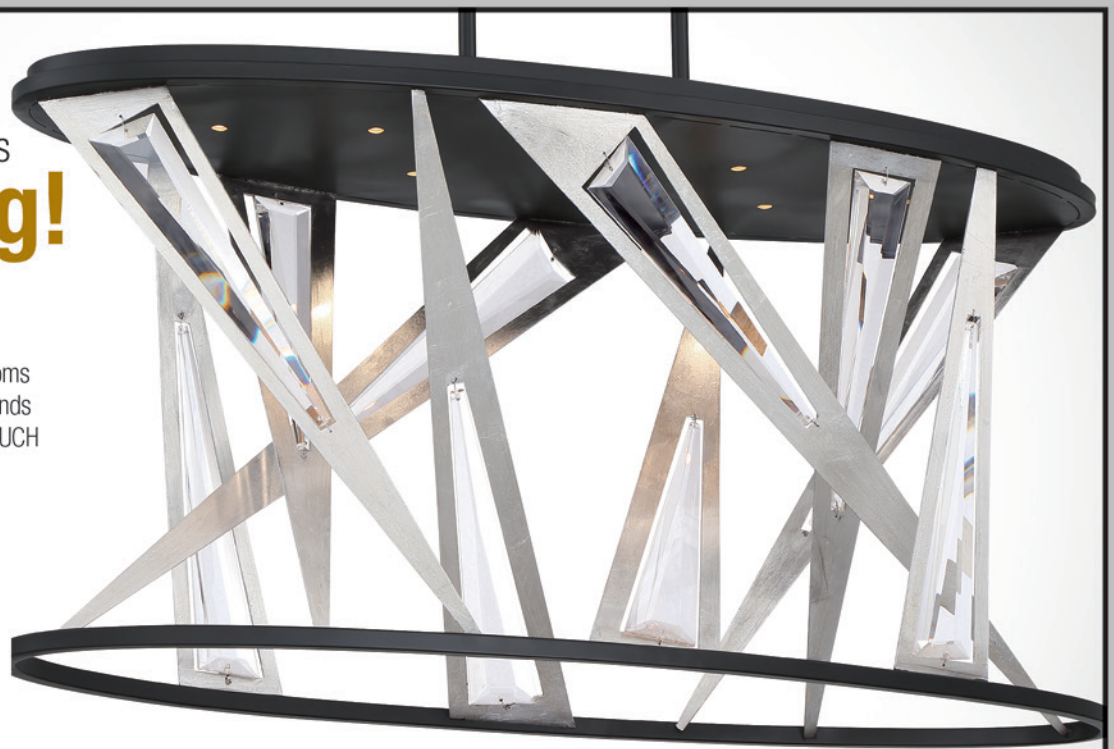


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A peek Inside Park Hill

Located on North Park Avenue adjacent to the Winter Park Golf Course, Park Hill offers luxurious living in the heart of Winter Park. It's the vision of Drew Hill, who wanted to create a legacy project for his family-owned development company, Hill Gray Seven. These townhomes were constructed from the finest materials and feature the ultimate amenities and finishes.



“four years ago, I started thinking about the concept,” Drew explains. “Winter Park didn’t really have ultra-luxury townhomes like you see in New York, Chicago and L.A. I saw a niche there, so I searched high and low for a site and finally found this one [the former 18-unit Spanish Oaks Apartments and the eight-unit Golfview Apartments]. This was the last place that I knew townhomes could be developed on Park Avenue.”

The completed project includes 10 three-bedroom homes with private elevators. Seven of the 10 homes front Park Avenue and encompass about 4,300 square feet of living area with three bedrooms, three bathrooms and two half bathrooms. Three other homes are equally luxurious at 3,300 square feet and are separated from the row of seven homes by a private bricked driveway.

“I wanted to market to people living in 10,000 – 12,000 square foot homes who wanted to downsize. They want to live the luxury lifestyle but also the urban lifestyle — walk to work, dining and recreation. This was the only site that had that opportunity. I built a product that was the largest townhome in town. I wanted to make sure they had all the amenities they were used to,” Drew says.

When it comes to the interiors, no expense was spared. “There is no such



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TOWNOME *living*



thing as an upgrade — everything is upgraded. Flooring, tile, cabinetry, plumbing fixtures, appliances, lighting, everything is top of the line. I wanted people to walk in and say, “there is nothing else I would do to this place.” he adds. Drew worked with Mark Rash, Mark Rash Interiors, on the interior design, which has a classic, transitional style.

Additional special touches include multiple outdoor spaces, such as first-floor courtyards with summer kitchens and second- or third-floor terraces with fireplaces and flat screen televisions, and ample natural lighting with floor-to-ceiling windows in most rooms and third-floor skylights. “Most townhomes have light on two sides. These have light on three and four sides. Every room has natural light coming through. That was important,” Drew says.



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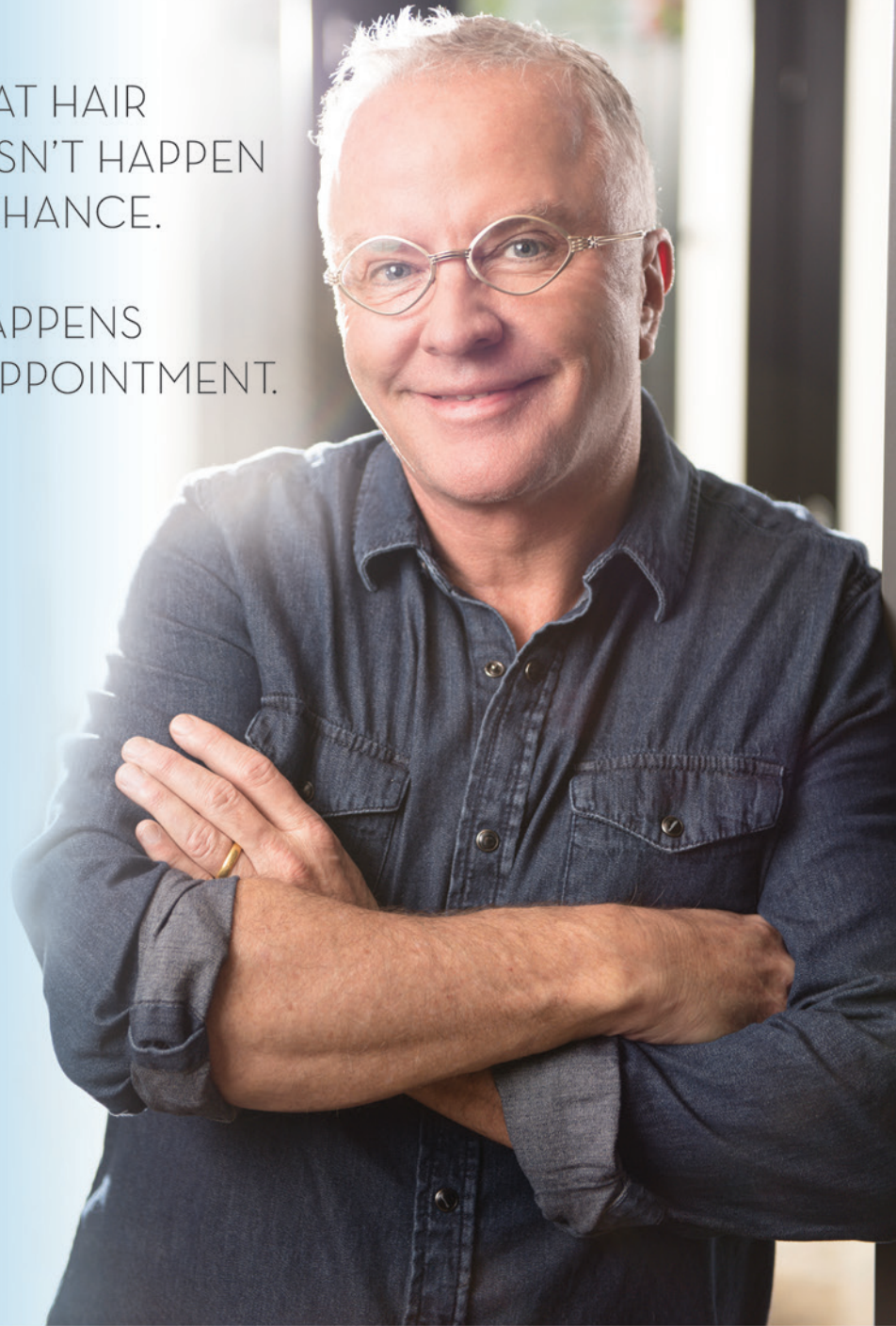
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Just as much thought and detail went into the exterior of the buildings. Award-winning, Maitland-based architecture firm Slocum Platts helped bring Drew's instructions to life. The beautifully detailed façade feature cornices and quoins of pre-cast stone, and the complex is surrounded by a decorative iron fence with European-style gaslights topping brick columns. The walkways are old Carolina tumbled brick, and the lush landscaping is maintained by an owners' association.

"I wanted the building exterior to match the interior product. It helped us

create a building that looked like it had been there for 20 years. I wanted it to be classic yet fresh where years from now it will still fit in. We felt there was a need for this product, especially for people who want a luxurious setting but also want to be able to lock and leave and not worry about maintenance," he says.

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For more information, email parkhill@fanniehillman.com.





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I would suggest starting the evening off with a fresh, chilled soup course, perhaps a cantaloupe soup served in your favorite glass, followed by some delicious corn and crab fritters with guacamole. I personally love shrimp and my escabeche recipe is delicious and appealing to the eye. And who doesn't love a grilled cheese sandwich? But let's kick that up a notch with the addition of some tender beef brisket. When I'm thinking spring, my memories immediately take me back to my grandpa's rhubarb patch. So, I've created a cocktail, champagne-based of course, with the addition of rhubarb.

I hope you take advantage of our Florida spring into summer and indulge yourself and friends in beautiful weather and memorable flavors. *Entertain deliciously!*



Rhubarb Fizz Cocktail

For the rhubarb syrup:

- 2 pounds rhubarb, stalks cut in half lengthwise and sliced into 1/2-inch pieces (to yield about 6 cups)
- 1 1/2 cups ginger beer
- 1 cup sugar
- 8 cardamom seeds, crushed
- 1 vanilla bean (about 3 inches long), seeds and pod

For the cocktail:

- 1 oz rhubarb syrup
- 6 oz rosé champagne or sparkling wine

Combine the rhubarb, ginger beer and sugar in a small saucepan. Simmer until the rhubarb is extremely tender and the liquid has been reduced by half. Add the cardamom seeds and vanilla bean and let steep for 30 minutes. Strain and cool. Makes about a 1/2 cup of syrup, which will keep, refrigerated, for two weeks.

Pour 1 oz rhubarb syrup into a chilled champagne flute and top with champagne. Garnish as desired.



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Chilled Cantaloupe Soup

SERVES 6

- 1 very large cantaloupe
- 1/2 cup orange juice
- 1 cup Greek yogurt
- 1/4 cup honey, or to taste
- 1 tablespoon rice wine vinegar
- Salt, to taste
- Pinch of curry powder
- Orange wedges, for serving
- Mint sprigs, for serving

Cut the melon in half and remove all the seeds and fibers. Cut into 8 slices and peel. Then cut into 1/2-inch cubes and place in a large bowl. Add the orange juice, yogurt, honey and rice wine vinegar. Puree with an immersion blender or in a food processor or blender in batches until smooth. Adjust sweetness with honey and add a pinch of curry and salt to taste. Chill for 2 hours. Serve garnished with an orange slice and mint sprigs in glasses.



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Corn & Crab Fritters with Guacamole

SERVES 6

For the fritters:

- 4 1/2 oz all-purpose flour (about 1 cup)
- 1/4 cup cornmeal
- 3 tablespoons fresh chives, finely chopped
- 1 1/2 teaspoons baking powder
- 1/4 teaspoon salt
- 1/8 teaspoon ground red pepper
- 1/2 cup buttermilk
- 2 large eggs
- 3/4 cup frozen corn kernels, thawed
- 1 (8 oz) container lump crabmeat, shell pieces removed
- 1/4 cup canola oil, divided

For the guacamole:

- 2 tablespoons plum tomato, finely chopped and seeded



- 1 teaspoon mayonnaise
- 2 teaspoons minced red onion
- 2 teaspoons fresh lime juice
- 3 teaspoons salt
- 3 teaspoons hot sauce
- 1 avocado, peeled and seeded

To prepare fritters, lightly spoon flour into a dry measuring cup; combine flour and next five ingredients in a large bowl, stirring well with a whisk. Combine buttermilk and eggs, stirring well. Add egg mixture, corn and crab to flour mixture, stirring gently until moist.

Heat a large nonstick skillet over medium-high heat. Add 2 tablespoons oil to pan; swirl to coat. Add 5 (1/4-cup) batter mounds to pan, pressing each with the back of a spatula to slightly flatten. Cook 4 minutes on each side or until golden and thoroughly cooked. Repeat procedure.

To prepare guacamole, combine tomato and remaining ingredients in a bowl. Mash avocado with fork to desired consistency. Serve with fritters.

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CORKCICLE



Shrimp Escabeche

12 2-oz shot glasses
 4 teaspoons kosher salt
 1 egg white, whisked until frothy
 1 pound large shrimp, about 20-30 peeled and deveined
 1 leek, halved and thinly sliced
 1 red bell pepper, julienned 1 inch
 1 yellow bell pepper, julienned 1 inch
 1 red bell pepper, julienned 1 inch
 1 cup olive oil, plus 2 tablespoons
 2 cups cilantro, leaves only
 1 cup Italian parsley, leaves only
 2 jalapeño peppers, seeded and thinly sliced
 2 garlic cloves
 2 limes, zested
 2 lemons, zested
 2 tablespoons red wine vinegar
 2 tablespoons white wine
 1 pinch pepper

Place egg whites in a small, shallow dish. Place kosher salt (4 teaspoons) in a small, shallow dish. Rim shot glasses in egg white first then in salt. Refrigerate to set.

Over medium heat add 2 tablespoons of olive oil to a large sauté pan. Add vegetables and sauté until soft but still crisp, about 5 minutes. Set aside to cool.

In the bowl of a food processor, add cilantro, parsley, jalapeño, garlic, and lime and lemon zests and pulse until course. Scrape mixture into a large bowl and add lemon and lime juice, wine vinegar and remaining olive oil (1/2 cup). Generously season with salt and pepper.

Fill a 2-quart pot about halfway with water and bring to boil. Season with salt. Bring water down to a simmer. Add shrimp and poach until bright pink about 3-5 minutes. Drain shrimp and add to marinade while warm. Marinate in refrigerator for at least 2 hours.

Place 1 rounded tablespoon of vegetable mix in a prepared shot glass. Place 2 shrimp on top. Drizzle some remaining marinade over shrimp and serve immediately.



MEGAN CROSS

Megan provides the polish and the professionalism for today's real estate markets. Family legacy and an innate knack for helping clients buy and sell luxury homes have made her a successful multi-million dollar producing Realtor in Central Florida.

BACKGROUND

A native of Atlanta, her well-bred Southern flair, knowledge and expertise were influenced early on by her mother-in-law, Ann Cross, who was a prominent real estate broker in Winter Park, FL, until her retirement.

Megan has worked in residential home sales for 14 years, starting at Coldwell Banker and then joining Fannie Hillman + Associates in 2007. She specializes in the Winter Park, Maitland, Baldwin Park, and College Park markets, treating her clients with the care, respect and patience the home selling and buying process often demands.

SERVICE

She also expertly guides clients about how to get their homes into selling shape for showings. "Successful selling involves physical and mental endurance," Megan notes, "and

includes listening intently, being passionate about your work, and building solid relationships." She and her husband David Cross have been actively involved in the Central Florida community for 26 years.

PROFESSIONAL AWARDS

A graduate of Clemson University, Megan has received numerous industry awards for her work. She has been named to Orlando Magazine's "Real Estate Hot 100" lists for 2008 through 2017, and she received Florida Homebuyer Magazine's "Five Star Best in Client Satisfaction" designation for 2008 through 2016.

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ENTERTAINING

Brisket Grilled Cheese Sandwiches

SERVES 6

- 1 French brioche bread loaf, sliced into 12 pieces
- 1/2 pound barbecue brisket, prepared at home or purchased from your favorite smokehouse
- 6 slices smoked cheddar cheese
- 6 slices pepper jack cheese
- 6 slices mozzarella cheese
- 6 oz bleu cheese crumbles
- 4 tablespoons butter

Begin by cutting the French brioche bread into thick slices. Chop the brisket into medium-sized pieces so it is shredded. Add smoked cheddar cheese, 1 slice each of pepper jack cheese, mozzarella cheese, and 1 oz of bleu cheese crumbles onto each slice of bread. Top one half of the bread with chopped brisket.

Preheat cooking pan to medium heat then add butter. After layering the sandwich, cook the sandwich covered for 3-4 minutes on each side or until cheese is melted. When bread is browned to the desired color, place the sandwich in the oven at 350 degrees for a few minutes until cheese has melted. Cut sandwiches into quarter triangles and serve immediately



Jamie McFadden, Cuisiniers founder and executive chef, credits his culinary education and travels throughout Europe and the United States for enabling him to build his successful business in Central Florida based on a fresh-approach cooking style. After graduating from Baltimore's International Culinary College and the La Varenne Cooking School in Burgundy, France, Jamie worked abroad under Master Chef Petter Timmins at the Park Hotel in County Cavan, Ireland. His latest venture is Cuisiniers Celebrations, a special event space at the East End Market.

He is co-founder of The PEAS Foundation, which provides food-insecure households with fresh fruits and vegetables.





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ROOM *by* ROOM

Area designers share details about some of their favorite rooms.



DINING ROOM

This is a dining room from our Parade of Homes entry last year on Via Palermo in Winter Park. The builder wanted to really maximize the pool views with the oversized windows so we used an elegant, minimalist style.

Also, with the pool so visual, we incorporated blue hues to have a continuous composition.

PB INTERIORS



MASTER BATHROOM

From above this freestanding, LED-lit whirlpool tub, sun and moonlight pour in through a handsomely mullioned skylight. Walls are clad in Calacatta gold marble with a striking octagonal mosaic pattern, accented by squares of stainless steel.

Higher up, tasteful pearl and silver Venetian plaster complements the eye-catching intricacy of the wall's bottom half.

Floors are in Calacatta gold polished marble. A large glass-enclosed shower, two toilet areas and custom vanities complete the bath.

GODFREY DESIGN



KITCHEN

This award-winning kitchen proves that sleek doesn't have to mean boring. Our unique design incorporates floor-to-ceiling white lacquer cabinets with exotic wood veneers for maximum impact. A blush glass mosaic tile both contrasts and brings visual tension to the massive custom metal hood that rests upon it. Two unexpectedly placed Venetian sconces beautifully anchor this modern and minimalist space. A large custom dining table surrounded by white mica chairs (both in kid friendly finishes) was an absolute must-have for this family of four with growing young boys.

C L STUDIO, INC.

Photo by Stephen Allen



THEATER ROOM

The previous home theater had no personality, so we lowered the ceiling and added reclaimed painted teak to give it a relaxed, warm coastal vibe and added richer colors, plush carpet, acoustic panels, wall sconces and a full bar to truly create a world of its own. The wrap-around bar has phone charging stations and quartz counters for delicious snacking and cozy seating.

LARISSA HICKS, S&W KITCHENS

Photo by Rickie Agapito



LIVING ROOM

Nestled in downtown Orlando's Thornton Park neighborhood, this modern brownstone exemplifies charm and sophistication with customized built-in fireplace, bespoke sheer drapery and luxurious furnishings.

MORRONE INTERIORS



KITCHEN

This light and airy kitchen was once dark and dreary. We chose a palette of grays and whites with elongated hexagonal wall tiles to add a subtle elegance. The lower cabinetry was retained but painted white to visually open up the room.

The upper custom cabinetry is new and features an open back to highlight the tile. A new kitchen island with polished nickel light fixture adds a bit of jewelry to the room, and new quartz countertops bring both function and beauty.

To tie the kitchen to the adjacent family room, a textured gray tile was also added to the fireplace facade.

JOHN MCCLAIN DESIGN

living *large*

INTERIOR DESIGNERS:


*Hattie Wolfe and Abigail Rizor,
Wolfe-Rizor Interiors*

PHOTOGRAPHY:

Stephen Allen

BY *Christi Ashby*

Location. Location. Location. Sometimes the perfect setting is just too perfect to let go. Even if it means downsizing considerably and tackling a major renovation. But the fact that walking to shops and restaurants on Park Avenue in Winter Park could be a daily scenario made the choice much easier for designer Hattie Wolfe and her longtime partner Ed Sabori. Luckily, she could visualize way beyond the rough, dated interior. Hattie and her daughter and design partner Abby Rizor invited me in to see the end results.



The main living area is visually enlarged with the expanded fireplace wall and strategically placed furnishings. The ceiling was raised, and details were added. Black on the entry wall is brightened with a large grouping of art.



“In 2017 my granddaughter was working for [Winter Park Realtor] Anthony Consalvo and she called me one Friday morning and said there was a condo at Park West for sale and Anthony thought it would be a good investment. So, we came over here and we looked at this place and it was just horrible. It had been a rental and there were even big locks on the bedroom doors,” Hattie reveals.



Above: The dramatic kitchen features beautifully hidden appliances including refrigerator columns and a coffee station. Pull-out cabinets provide plenty of storage.

Left: The dining room seats eight comfortably and the view is expanded with the large mirror and mirrored walls.



Several other people were there to make offers on the unit, but Hattie prevailed. Soon she was updating it with \$7,000 in new appliances and taking out “hideous” chandeliers and painting everything. “We had planned to use it as an investment and rent it out ourselves. And then Ed said, ‘Let’s move there.’ I thought well maybe I should move there — I’m almost 80 — before I have to move to The Mayflower. So,

we started fixing it up,” she adds.

Since she had owned a home for years that was full of her favorite possessions and reflected her lifestyle — Thanksgiving dinners for 24 and more — it took some extra work to make the 1980s condo what she wanted and needed. “We were able to raise the ceilings from eight feet to nine and a half since we moved overhead pipes. We basically gutted and opened up

the whole space. We added the balcony back on,” she explains.

As we toured the rooms, Hattie gave Abby full credit for the ingenious space planning. “She has a lot more ideas than I do,” Hattie admits. There are ample built-ins throughout and pretty much a place for everything. “This really does feel like my mom — it feels like her home,” Abby adds.



Even in small spaces
furniture and artwork
placement can add interest.
The wood-look flooring is
actually cost-effective tile.

There were a few challenges because not everything could be changed. “The biggest thing was the plumbing especially in trying to move the bathrooms. Our great idea, since we couldn’t move the plumbing, was to twist toilets around to reconfigure where the bathroom was,” Abby says. To conserve precious space they also eliminated all the hallways and converted a bedroom into a dedicated dining room.

“A lot of the furniture I had in my house, but I repurposed it. The dining table, for instance, had a big round top on it. It originally had a smaller top that I got rid of. But then I was able to find the original top in a friend’s storage unit,” Hattie explains. It now comfortably seats eight.

Everywhere there are clever little tricks of the trade such as cutting doors in half vertically, so they don’t open into furniture, and creating a walk-in closet by going from three bedrooms to two. And converting a bedroom into a functioning office with a pull-out sofa for the occasional guest.

Among Hattie’s favorite spaces is the dramatic kitchen. “I love my kitchen. It has refrigerator columns. We have a coffee station. Everything is functional yet hidden. I have a lot of storage. I have a lot of things from my mother that I just can’t get rid of,” she says of her collection of dishes and serving ware.

The couple enjoys eating on the outdoor balcony and loves living in the building. They see other people on a regular basis which they think is good for them. They have also taken advantage of the short walk to Park Avenue.

Hattie even held her traditional Thanksgiving dinner in the new place, clearing out furniture and putting tables together. “We had 28 adults and eight kids this year,” she says. And Abby adds, “It was the best Thanksgiving ever.”

As for making the transition from a large house to a condo, the designers agree it can be a good thing. “Some people want to downsize but they are afraid. Even with

less it can feel like your home,” Abby says. “A lot of people look at it as a negative thing, but I look at it as a very positive thing,” Hattie adds.

The light-filled bedroom utilizes plenty of white with striking art and accent pieces.



DREAM TEAM

BUILDER:

ROB SMITH, E2 HOMES

ARCHITECT:

MICHAEL WENRICH ARCHITECTS

INTERIOR DESIGNER:

ROB TURNER, CRT STUDIO, INC.

LANDSCAPE ARCHITECT:

DENISE SMITH, 4ECG

PHOTOGRAPHY:

UNEK



■ The stairs, seen from several angles, feature French oak, quartz slab material, glass, and a custom, continuous stainless-steel railing.



In the living room, furnishings from Patagonia, Global Views and CRT custom designs are combined with antique artifacts, Krista Berman art, and a piece by Shelley Lake seen on the far right.

It's one thing to create a home for clients you develop a rapport with, exchange ideas with, and plan and execute with. It's another to design a home with wide appeal for all the possibilities of who might inhabit it. With building back on the rise, more and more model and speculation residences are being imagined for unknown buyers.



A fun space is filled with a '60s mod-inspired hanging chair, and collage and "Frenchies" by Krista Berman.

In the light-filled dining area, furniture is by Sunpan and Nuevo; chandelier is from Lightstyle; flooring is large-format porcelain; with Martha Mahoney artwork.



This particular project in Owl Preserve on Lake Maitland brought together an experienced team to imagine what might be and bring it to life. For Rob Turner, CRT Studio, it was a welcome challenge. “Rob and Denise Smith [E2 Homes owner and landscape architect], good friends of mine, approached me to join the team to help create a turnkey spec. They asked me to design, detail, furnish and curate the art for the interior. It was an ideal collabo-

ration between professionals. We met often either on-site or in conference to ensure seamless processes, detailing and quality,” Rob Turner says.

For this new construction project, creating attractive, functional living spaces was critical. “Even though it was a spec, we designed it to accommodate a family, which it was actually sold to. My role was to design, detail, furnish and curate the art for the interior,” he adds.



The natural setting and surrounding views were also integrated into what Rob calls the warm Florida-contemporary style. “We wanted the interior to feel connected to the site, but I was given latitude. The generous use of wood that is part of the ceiling on the first floor and pivots to become the second floor creates a tremendous amount of warmth — in addition to indirect lighting, limestone-like porcelain floors, along with textural and finish contrasts on the upholstery,” he explains.

Having the ability to bring in everything new — from finishes and fixtures to furnishings and art — provided a little more freedom. This included some specific stand-out details. “The ceilings in the kitchen, stairwell, living room and master bedroom were designed to provide space for indirect lighting as well as zone the rooms. They create space within the whole,” Rob says.

Seen from several viewpoints, the stairs command attention and are punctuated by a large red Sandro Pelicie Perez sculpture. “They were designed to interpret the work of the Italian modernist Carlo Scarpa, an influence in my design work. The materials are French oak, quartz slab, glass, and a custom, continuous stainless-steel railing,” he continues.

In the master bedroom, a modern aesthetic is achieved with neutral furnishings from Nuevo, Four Hands, Elk, Sunpan and Peacock Alley. Art is by Martha Mahoney and the “Frenchie” is by Krista Berman.



The large open kitchen has Sunpan barstools tucked under a quartz countertop and quarter-swain oak cabinetry; it also features Rohl fixtures and porcelain floors.



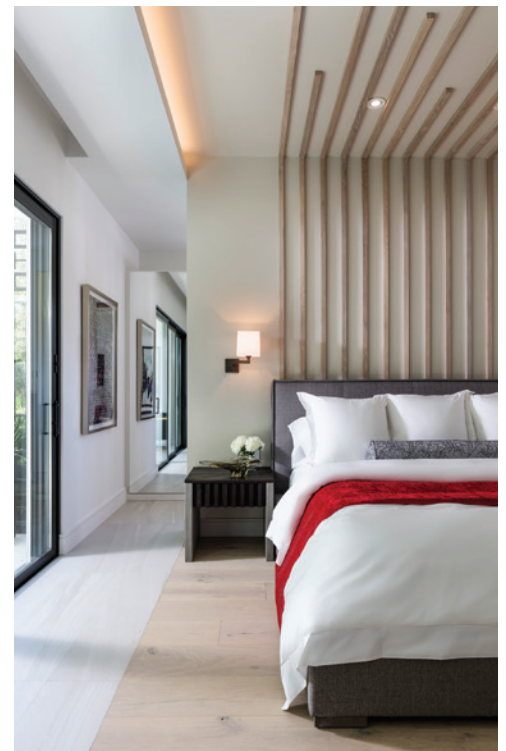
The organic nature and coloration of the quartzite brings the coloration of the preserve into the master bath. Rohl fixtures, porcelain tile floors and quartz countertops are complemented with warm wood accents and Martha Mahoney art.

The dining room is full of details and interest that are casual and formal at the same time. “This space was designed with a nod to mid-century modernism. Texture contrasts between the wood table, leather and gold chairs and the view make it approachable,” he adds. Since the kitchen is open to the dining and living areas there is a lot of storage behind hidden panels. The cabinetry was designed by Sandra Agurto of Cabinetry Creations.

In the ever-important master bath, “the quartzite countertop was selected for its earthy colors and movement to be a juxtaposition to the clean white envelope. Its coloration is quite similar to the preserve in which the room has views. It is bringing the outside in,” Rob explains.

As a finishing touch he included bright and interesting artwork from local artists Krista Berman, Martha Mahoney, Sandro Pelicie Perez and Shelley Lake for this fairly quick — 11 months — project. “Timing was crucial so the need for seamless communication and coordination between design professionals was essential. It was a satisfying and fun collaboration with local talents, a dream project. Everyone that teamed together on this project was happy with the results. Then we all started teaming on new projects together with enthusiasm,” he says.

In the guest bedroom, the striking ceiling detail visually expands the space; furnishings are from Nuevo, Elk and Sunpan.



TRANSITIONAL *tapestry*

INTERIOR DESIGNERS:

LYNNE MCKEE AND ERICA MCLEOD,
LYNNE MCKEE INTERIOR DESIGN

BUILDER:

RIAL JONES,
JONES CLAYTON CONSTRUCTION

ARCHITECT:

DAN DELONG,
ORIGINS RESIDENTIAL DESIGN

PHOTOGRAPHY:

CHIBI MOKU

Golden Oak, the neighborhood in Walt Disney World Resort, continues to sprout customized homes that are full of luxurious amenities and architectural details in European and Caribbean styles that reflect the resort spirit.





THE LIVING ROOM LAYOUT PROVIDES TWO DIFFERENT SEATING AREAS FOR CONVERSATION AND TELEVISION VIEWING. FOUR CENTURY FURNITURE SWIVEL CHAIRS AND A LARGE CENTURY SECTIONAL FILL THE SPACE.



In this new construction project, the combination of opposing elements was a key feature of the design. Combining the indoors with the outdoors via the courtyard; contemporary details with Old World-Tuscan architecture; light, airy, neutral fabrics with warm, dark velvets and mohair in blacks, browns and coppers; all harmoniously create a beautiful, sophisticated interior with a masculine feel. The four-bedroom home features an open-concept kitchen/great room, an upstairs loft, an interior courtyard and lanai.

“We have worked on many projects with Rial [Jones] through the years and he felt that we would be a good fit with this client. We were brought in during the early planning stages and specifications process. This

home was a second home for our client and a place he and his family can enjoy the amenities that Golden Oak and Disney provide. The scope of our work was to specify all the interior and exterior finishes, partner with Daedalus to create interior detailing, and furnish the home in its entirety, down to linens on the beds,” explains Lynne McKee, Lynne McKee Interior Design.

Although they started with a fairly blank slate, the client knew how he wanted each room to function. “He shared with us his vision, and then gave us the freedom to bring that about. The overall style of the home is a sophisticated transitional design that still maintains a casual and livable feel. The home was designed to bring the outside in with the central courtyard and lanai/pool area. The courtyard

THE LIGHT-FILLED FOYER IS ANCHORED BY A BEAUTIFUL RUG FROM CARPET SOURCE OF WINTER PARK AND A DRAMATIC CHEST FROM CENTURY FURNITURE. THE CEILING DETAIL IS ACCENTED WITH ANTIQUED SILVER LEAF WALLCOVERINGS.

IN THE DINING ROOM AND WINE CELLAR, WOOD AND BRICK COMBINE TO UNITE OLD WITH NEW. CONTEMPORARY FURNISHINGS FROM CENTURY FURNITURE FEATURE A RICH SABLE FINISH.



view is definitely the wow factor of the space. It truly is the heart of the home,” she adds.

Throughout the home there are special touches and dramatic custom details. In the foyer, the ceiling detail features beams with silver leaf wallcovering insets. The dining room showcases a dramatic barrel ceiling with brick detail and a glass-encased wine cellar. Vaulted ceilings in the family room are anchored by wood beams that accentuate the openness of the space. The master bedroom ceiling features a beautiful hand-applied terra cotta finish by artist Gabriel Collazo. And the master bath incorporates a fireplace that

opposes the tub for a romantic mood. It also features dual vanities with waterfall countertops, custom wood surrounds on the mirrors and window, custom tile detailing, and honed limestone floors and shower walls.

“The entire design of the home illustrates that contemporary furniture can be seamlessly combined with traditional Tuscan architecture and architectural details. This is best represented in the dining room, where the Old-World detailing of the brick barrel is combined with the modern details of the wine cellar and the contemporary furnishings and artwork,” Lynne explains.





THE KITCHEN FEATURES CABINETRY BY CENTRAL KITCHEN & BATH, WOLF AND SUB-ZERO APPLIANCES, AND LIGHTING BY LIGHTSTYLE OF ORLANDO. DUAL ISLANDS PROVIDE AMPLE WORK SPACE AND COUNTER-HEIGHT SEATING WITH CENTURY FURNITURE BARSTOOLS.



THIS FAMILY FRIENDLY LOFT SPACE PROVIDES PLENTY OF ROOM FOR LOUNGING AND GAMES. THE AREA RUG IS FROM CARPET SOURCE OF WINTER PARK, AND THE FURNITURE IS FROM CENTURY FURNITURE. PILLOWS ARE CUSTOM MADE.

Top: THE MASTER BEDROOM FEATURES CENTURY FURNITURE FURNISHINGS AND CUSTOM PILLOWS AND BEDDING.

Center: THIS PLAYFUL BEDROOM JUST OFF THE LOFT IS FURNISHED WITH A PAIR OF CUSTOM HEADBOARDS, CUSTOM BEDDING AND PILLOWS, AND A CENTURY FURNITURE CHEST.

Bottom: THE MASTER BATHROOM SHOWCASES CUSTOM WOODWORK AND BEAUTIFUL STONE DETAILS, ALL ACCENTED BY A FIREPLACE THAT OPPOSES THE SOAKING TUB.

In the kitchen and breakfast area, clean lines and minimalistic design prevail in the cabinetry and furnishings. The two islands allow for ample storage and work surface. Large windows expand the space and visually connect the lanai, which is made for entertaining. The breakfast area includes a live-edge table with a mixed metal base. “This combination of natural materials and wood tones with contemporary details is an important feature of the overall design of the home,” she says.

The bedrooms are restful retreats. The downstairs guest room is full of natural light from the courtyard. The upstairs twin bedroom provides a fun space for the younger members of the family, while the other bedroom upstairs is used as an office and includes a sleeper sofa for extra guests. A staircase leads up to a family friendly loft which functions as a game room and cozy reading spot.

“The entire process took approximately a year — all furnishings and fabrication were installed within the last week of the project — and the end product is a warm, inviting home that encompassed all the client’s wishes,” Lynne adds.



EASYBREEZY



Interior Designers: **MELISSA ADAIR** (lead), **NOELLA WILLIS**, **MARC-MICHAELS INTERIOR DESIGN**

Interior Detailing: **MOLLY WALKER**

Builder: **ANDREW CAPRA**, **CAPRA CONSTRUCTION & DESIGN**

Photography: **HARVEY SMITH**



The cozy study includes Kinon door insets, a Vanguard sideboard, Julian Chichester side table and Avrett chandelier.

DESCRIBED BY THE INTERIOR DESIGNERS AS “WINTER PARK SOPHISTICATION MEETS KEY WEST CASUAL,” THIS REMODEL FOR A COUPLE RELOCATING TO CENTRAL FLORIDA RETAINED SOME ELEMENTS OF THEIR FORMER KEYS LOCALE. “OUR CLIENTS CAME TO US AFTER THEY PURCHASED THEIR NEW HOME IN WINTER PARK. THEY WERE EXCITED ABOUT THE OPPORTUNITY TO CREATE THEIR DREAM HOME WITH THE HELP OF MARC-MICHAELS INTERIOR DESIGN. THEY HAD A VISION AND WE TOOK IT FROM THERE,” MELISSA ADAIR SAYS.

From the front the home reflects a modern sensibility with clean lines and subtle nods to Key West.





The open kitchen features Hemisphere pendants by Nessen Lighting over the counter, barstools by Vanguard in a fabric by Great Plains, and Oceanside glass tile for the backsplash.

MOST OF THE WORK IN THE TRANSITIONAL PROJECT

took place in the dining area, study, great room and media room, and the designers were given carte blanche as the owners were receptive to all their ideas for updating the home. “They lived full time in Key West but wanted a place in Winter Park to be close to their daughter and son-in-law. They have two grown daughters and grandchildren. Family is very important to them and they wanted dedicated spaces for their grandchildren,” Melissa adds. The owners also brought several important pieces of artwork with them that needed to be incorporated.

“When we first entered the house, it was really a blank canvas. All the existing finishes were very neutral, allowing us to bring in color with fabrics and art. We changed the front door from a pale grey stain to a darker walnut to add contrast and warmth. We added a rug, a new chandelier and a silk wallcovering in a brush stroke design to the foyer,” Melissa explains.

The designers had the opportunity to utilize custom detailing all throughout the home, taking natural elements and bringing them inside to really infuse the tropical Key West vision the clients had. New lighting, paint and wallpaper was added. In the great room, the built-in and fireplace felt



Center: In the sophisticated dining room, an air of elegance is achieved with chairs by Bradley covered in a Holland & Sherry fabric, table by Groundwork Group, and Pendolino wall sconces by Porta Romana.



Left: The fun loft is casual and comfortable with Lee Industries chairs in Holly Hunt leather and tables by Bungalow 5.



Above: In the living area, the enhanced fireplace features a Tacoma marble slab. Furnishings include Hickory Chair chairs in a Weitzner fabric, Palecek lounge chair, Baker cocktail tables and Hickory Chair sofa. The before photo shows the previous fireplace and built-in.



Right: The breakfast room is highlighted with a Cubist chandelier by Visual Comfort and chairs by Lee Industries in a Kravet fabric.



Below: There is now ample storage in the reimagined master closet with custom built-ins by Woodone, custom lacquered door with glass in Benjamin Moore *Simply White* and custom-stained shelves and drawers.



Top: The lounge provides a spot for kids and adults with swivel chairs by Hickory Chair, Vanguard side table, Phillip Jeffries wallcovering, Arteriors chandelier, Kravet drapery fabric and artwork by Mark Pulliam.

Center: The luxurious master bath features Rock Crystal pendants by CL Sterling, Jeffrey Michaels drapery fabric, Romo wallcovering and art by Gray Malin.

Top: A kids' room is decked out with a Vanguard dresser, Palecek pendants, custom chest with open shelving by Woodone, Schumacher drapery fabric and Phillip Jeffries wallcovering.

Center: Even the laundry room got special treatment with beautiful cabinets and wallcovering by Zoffany, Ltd.

very traditional so they added a monolithic stone fireplace and eliminated some shelving to give a more modern look.

"The open shelving detail in the study seemed busy, so we modified this to incorporate sliding doors with a Kinon inset. The Kinon doors added some warmth and texture to the space and allowed for some of the display to be hidden. And in the dining room, we added interest to the walls with a contemporary applied molding detail, all painted a fresh white," Melissa says.

In the kitchen, the existing neutral-colored backsplash was transformed with a trapezoid glass mosaic that added color to the space. A media room was created on the second floor by adding cabinetry and a large television. The master walk-in closets got an upgrade with a custom layout incorporating painted cabinetry with glass insets and stained wood drawers and shelves.

"We also designed two fun bedrooms for our client's grandchildren, giving them a space of their own when visiting from Key West. I loved this house! I loved the way the sitting room and dining room came out, along with the great room. The kids' spaces were really fun to create as well," Melissa adds.

Right: For the master bedroom, the designers chose a Marco Bed by Oly Studio in Great Plains fabric, Robert James Collection console, Interlude three-drawer chest, Kravet drapery fabric and artwork by Mark Pulliam.



Marathon Makeover

Builder:

**VICTOR FARINA,
FARINA & SONS, INC.**

Interior Designer:

**ANGELA BROOKS,
BROOKS DESIGN
STUDIO**

Architect:

**NASRALLAH
ARCHITECTURAL
GROUP**

Photography:

ERIC CUCCIAIONI

Bringing this Isleworth home out of the 1990s, with a warren of small rooms and dark, dated design, was quite the process for the design team and homeowners. After several setbacks and almost twice the planned timeline, the end results showcase a contemporary open floorplan with completely transformed outdoor living spaces and pool area.





Farina and Sons and the design team had to work through several challenges in order to create the open floorplan.

“The home was quite large [8,200 square feet], but the layout and style didn’t appeal to the new homeowners — it was choppy, and they wanted more open spaces and a much larger outdoor living area,” explains Victor Farina, Farina & Sons, Inc.

Victor teamed up with the designer and architect early on to create and achieve a floorplan and style to meet their needs. This included leveling the home’s sunken living room that the homeowners referred to as “Death Valley.”

But during the demo process, Victor and his team discovered inconsistencies with the structure from previous additions and reconfigured beams, adding ceiling trusses to make sure the second floor was properly supported. “As we opened things up during the demo process, there were a lot of structural columns in the oddest places,” says interior designer Angela Brooks, Brooks Design Studio. She teamed up with Heidi Aschenbrenner of Daedalus Design Studio on the interior architecture and the two artistically incorporated the columns into the sleek design.

“Water damage was found behind the existing windows,” Victor adds. “Also, many design changes were made during the project so plans, scope of work and selections needed revision periodically. This was accomplished through weekly meetings with the clients, builder and design team.”

The transformation was well worth the process, according to the homeowners, who absolutely love their new spaces. “The project was challenging, but the reward was great! The homeowners were imaginative and a lot of fun to work with,” Angela says.

From the foyer, the living area, dining room and kitchen all flow as one open



The dining room is anchored by a custom dining table with a Lucite base by Doro Designs. The walnut ceiling inset is backlit for added interest.

space, while distinctive elements define each room.

“I love the natural walnut wood ceiling panels we created to complement the white lacquer and darker wood tones. It adds a nice layer and warms the spaces,” Angela says.

The kitchen features sophisticated cabinetry by Busby Cabinets, marble waterfall countertops and backsplash, and a custom zinc hood.

The breakfast nook is a favorite of the designer and homeowner, custom built by Timeless Works. It’s the heart of this



The staircase railing was modernized with a flat-bar iron design in a steel gray color. The curved alcove was the perfect place for the homeowners' grand piano. And the continuity of the white oak flooring by Carpet Source of Winter Park helps tie all of the spaces together and keep the open feel.



The kitchen is a standout with lacquered cabinetry from Busby Cabinets, waterfall marble countertops and backsplash, modern pendant lighting and a custom zinc hood.



The custom-built breakfast nook is a favorite of the designer and homeowner. Behind the LED chandelier is a commissioned art piece that designer Angela and her husband Gabriel created for the clients. It features a mold of the family's hands.

The family room is anchored by the drama of the custom entertainment center and flows effortlessly outside through the large sliding doors that open to the outdoor living area.

In the office, existing built-ins and a fireplace were removed and replaced by a Timeless Works designed wood wall panel and custom partner's desk with a stainless steel and Lucite base.

family-centered home. Behind the LED chandelier is a commissioned art piece that designer Angela and her husband, Gabriel Collazo of Collazo Collection, created for the family. “It features a mold of the family’s hands interlocking and symbolizes their bond of love. It captures the children at the age the home was completed and incorporates special memories selected by the family,” she says.

The customization continues in the master bedroom which is punctuated by a dramatic upholstered wall with dazzling pendants hanging over the bedside tables. “We designed the bed and it was custom built by Timeless Works and Decorative Home Interiors,” Angela adds.

A home office and Boston-themed kids’ room also received special treatment on this whole-home renovation project that took nearly two years to complete. “I think the transformation was amazing,” Angela says, who shares the same sentiments as the homeowners and design team. The home was recently featured on an episode of *Ready. Set. Renovate!* and the segments can be viewed at farinaandsons.com.



The outdoor patio offers cozy seating on the large sectional or in the Dagnet lounge chairs by designer Kenneth Cobonpue. The linear fireplace front was redone in a textured limestone and retractable screens can drop down to enclose the space.

The family is from Boston, so the upstairs playroom reflects their fan favorites. The designer added the faux brick texture to create the authentic backdrop for the colorful graffiti.

Drama and glamour define the master bedroom with a custom wood built-in and upholstered wall. The chandeliers over the nightstands add a bit of glitz to the space.



WELCOME HOME


As many first-time home buyers or empty-nesters are looking for their right-sized residence, the appeal of a townhouse seems the logical choice – enough room for living, but no yard to maintain. Assisting prospective owners in visualizing the scenario is the job of a designer who can add life to blank spaces.



Interior Designer: **CHRISTINA MARIE KAIRIS, TINA MARIA INTERIOR DESIGN**

Builder: **PARK SQUARE HOMES**

Photography: **STEPHEN ALLEN**



For the foyer in the *Lincoln*, Magnolia Homes wallpaper and Kichler lighting were chosen to warm the space. In the *Washington* dining room, the dramatic bold stripes are enhanced with the Kichler chandelier and Uttermost table.



Christina Kairis was more than up for the mission after having worked with the builder before. “These were new construction townhouses in Longwood. We did two of them for the builder, the *Lincoln* and the *Washington*. The builder offers these particular models in several neighborhoods all over Orlando. We have done models for Park Square Homes for the past year and a half, mostly single-family homes, but these were our first townhomes. It was so fun, but definitely a challenge in a smaller space,” Christina says.

The key was to showcase an example of living smaller — approximately 1,700 square feet — while still employing good design elements and Christina achieved this utilizing some tricks of the trade. “Think outside the box! Just because a space is labeled a certain way doesn’t always mean it has to be used that way. Adding details and defining the space can help too. We did a stained herringbone treatment on the living room ceiling.

The Lincoln dining room features a modern farmhouse style illuminated with a Kichler light fixture. And in the living room, a soft palette is punctuated with Kichler lighting, Uttermost art and a Jaipur rug.





The bold, clean-lined *Washington* living room features Kichler lighting, Leftbank Art, Jaipur rug and Tov chairs.

The room was big, awkward and long, so instead of trying to hide it, we added detail and gave it interest,” she adds.

The dining room is made larger by the horizontal stripes. “It elongates the room and makes it feel more grand. We also did simple lighting that didn’t overpower the spaces. Scale is a huge thing as well. Don’t try to fit a giant sectional in a small room. Recognize why you want to downsize and scale your furniture appropriately,” she explains.

As for why townhouses make sense for so many, Christina says, “I think a lot of people are wanting to do more with less. People are so global now and wanting to spend more on travels and experiences than material things. Smaller homes give you the best of both worlds. I also find people just want less stuff. We all have so much, and it just gets cluttered; and clutter is a huge

stressor for a lot of people, myself included. People want to simplify and smaller living forces you to do so.”

Incorporating an appealing style for a variety of buyers means designing the spaces with a little bit of something for everyone while keeping the design updated. “The *Lincoln* is definitely a modern farmhouse style. It is still popular and also a light and airy look — perfect for smaller homes. The *Washington* is a bit more modern eclectic with pops of color. Keeping this one neutral in main elements and adding bold color makes it fun and young,” she explains.

Unlike a custom build or renovation, there are some limits on what the designer can do while staying within the package offerings. “With the new construction townhouses, you pick a finish package. These are preset packages for flooring, counters,



cabinetry, walls. Our challenge was to take something that was very clean and nondescript and give it personality,” she says.

So Christina and her team used color, textures and details to warm things up. In the *Washington* they accomplished this through the wall treatments. There are bold stripes in the dining room; a chalkboard wall in a kids’ room; a great gallery wall in the teenage room; and Christina’s favorite, a blue striped wallpaper in the master.

“It gives this room such an infusion of life and interest, but still serene and calm, as a master should be. In the *Lincoln*, we did this with our color palette. Everything is very calming and soothing. We used warmer tones in fabrics and woods with a variety of colors and finishes to bring it to life,” she adds.

The cozy *Lincoln* upstairs landing lounge includes Leftbank Art, Uttermost console and Kichler lighting. In the *Washington* master bedroom, the impactful accent wall is grounded with Kichler lighting, Leftbank Art, York Wallpaper and a Skyline custom bed. The sweet nursery in the *Lincoln* includes Magnolia Homes wallpaper, Kichler lighting and art from Minted. In the teenage room in the *Washington* a gallery wall is made from Esty art finds.



And even though Christina and her team would never know the eventual owners, they put a lot of thought into who would be buying these homes and how they would live. “The rest came together fairly quickly. Once you understand your client, everything falls into place design wise. I always take the time to get to know each and every client and ask the right questions, so we fully understand who they are, how they live, and their style. After that it always plays itself out as it should. We don’t typically do such small homes for our residential clients, so being able to mix it up and do something different is always a pleasure,” she explains.

A cool kid’s room in the *Washington* leaves room for expression with a custom chalkboard wall, Leftbank Art, Kichler lighting and Surya pouf. The master bedroom features wall decor from Renwil and a custom Skyline bed. A Skyline bed, Safavieh nightstand and custom Euro shams and pillow add some sophistication to the teen room.



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